

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 305/48 Blenheim Street, Balaclava 3183

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,070,000 & \$1,130,000

## Median sale price

Median price \$590,000 Property type Unit Suburb Balaclava

Period - From 01/01/2024 to 31/12/2024 Source REIV

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,100,000	22/01/2025
2 6 Linton St BALACLAVA 3183	\$1,080,000	19/12/2024
3 4/47 Lansdowne Rd ST KILDA EAST 3183	\$1,075,000	31/10/2024

This Statement of Information was prepared on: 25/02/2025